058.0	0003	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	628,300 /	628,300
					USE VALUE:	628,300 /	628,300
					ASSESSED:	628,300 /	628,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		LENNON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CLAPP JESSE & ERICA
Owner 2:	
Owner 3:	
Street 1:	11 LENNON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GUST NANCY C -
Owner 2:	-
Street 1:	11 LENNON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,038 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1360 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5038.000	228,500		399,800	628,300
Total Card	0.116	228,500		399,800	628,300
Total Parcel	0.116	228,500		399,800	628,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.99 | /Parcel: 461.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 38364
GIS Ref:
GIS Ref:
Insp Date: 08/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	228,500	0	5,038.	399,800	628,300	628,300	Year End Roll	12/18/2019
2019	101	FV	187,900	0	5,038.	394,100	582,000	582,000	Year End Roll	1/3/2019
2018	101	FV	194,000	0	5,038.	302,700	496,700	496,700	Year End Roll	12/20/2017
2017	101	FV	194,000	0	5,038.	285,600	479,600	479,600	Year End Roll	1/3/2017
2016	101	FV	194,000	0	5,038.	262,700	456,700	456,700	Year End	1/4/2016
2015	101	FV	183,200	0	5,038.	245,600	428,800	428,800	Year End Roll	12/11/2014
2014	101	FV	183,200	0	5,038.	226,200	409,400	409,400	Year End Roll	12/16/2013
2013	101	FV	183,200	0	5,038.	226,200	409,400	409,400		12/13/2012

!4961!

PRINT

Date	Time
12/10/20	19:55:15

LAST REV

Date	Time
11/14/19	15:30:15

danam

USER DEFINED

Prior Id # 1:	38364
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4961

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUST NANCY C,	72671-108	1	5/29/2019		730,000	No	No		
	20231-334		11/1/1989		214,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2019	958	New Wind	10,075	C				
11/6/1997	674	Manual	400					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/6/2018	Meas/Inspect	BS	Barbara S
12/8/2008	Meas/Inspect	163	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Meas/Inspect	263	PATRIOT
7/27/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5038		Sq. Ft.	Site		0	70.	1.13	6									399,797						399,800	

Total AC/HA: 0.11566 | Total SF/SM: 5038 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,797 | Spl Credit | Total: 399,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj $ / SQ:	166.219
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	331145
Depreciation:	102655
Depreciated Total:	228490

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

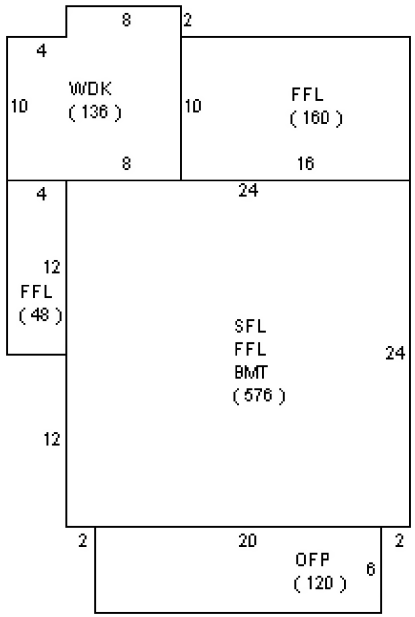
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	166.22
Special Features:	0	Val/Su Net:	104.24
Final Total:	228500	Val/Su SzAd	168.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	784	166.220	130,316
BMT	Basement	576	49.870	28,723
SFL	Second Floor	576	166.220	95,742
WDK	Deck	136	13.150	1,789
OFP	Open Porch	120	29.800	3,576

Net Sketched Area:	2,192			Total:	260,146
Size Ad	1360	Gross Are	2192	FinArea	1360

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

058.0-0003-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	